

050.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
622,100 / 622,100
622,100 / 622,100
622,100 / 622,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		RUSSELL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALLEN GLEISSE R E	
Owner 2:	
Owner 3:	
Street 1: 40 RUSSELL ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	

St/Prov:	Cntry	
Postal:	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .055 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R4
o	TOWNHOU
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
3/19/2009	150
Add Bath	15,000

ACTIVITY INFORMATION	
Date	Result
10/4/2018	MEAS&NOTICE
2/9/2009	Meas/Inspect
11/6/2000	Hearing N/C
2/7/2000	Inspected
1/6/2000	Mailer Sent
1/4/2000	Measured
11/1/1981	MM

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	2384
	Sq. Ft.
	Site
	0

Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	2384			0	70.	2.06	11								344,065						344,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2384.000	278,000		344,100	622,100		34830
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34830
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:11:27
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 15	- Old Style			Full Bath: 1	Rating: Good																					
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																					
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																					
Frame: 1	- Wood			1/2 Bath: 1	Rating: Fair																					
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																					
Sec Wall: 1				OthrFix: 1	Rating: Fair																					
Roof Struct: 1	- Gable																									
Roof Cover: 1	- Asphalt Shgl																									
Color: BEIGE																										
View / Desir:																										
GENERAL INFORMATION																										
Grade: C - Average																										
Year Blt: 1875	Eff Yr Blt:																									
Alt LUC:	Alt %:																									
Jurisdct: G12	Fact: .																									
Const Mod:																										
Lump Sum Adj:																										
INTERIOR INFORMATION																										
Avg Ht/FL: STD																										
Prim Int Wal 2 - Plaster																										
Sec Int Wall: 1	%																									
Partition: T - Typical																										
Prim Floors: 3 - Hardwood																										
Sec Floors: 1	%																									
Bsmnt Flr: 12	- Concrete																									
Subfloor:																										
Bsmnt Gar:																										
Electric: 3	- Typical																									
Insulation: 2	- Typical																									
Int vs Ext: S																										
Heat Fuel: 2 - Gas																										
Heat Type: 1 - Forced H/Air																										
# Heat Sys: 1																										
% Heated: 100	% AC: .																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																		
SPEC FEATURES/YARD ITEMS																										
<table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>A</th><th>Y/S</th><th>Qty</th><th>Size/Dim</th><th>Qual</th><th>Con</th><th>Year</th><th>Unit Price</th><th>D/S</th><th>Dep</th><th>LUC</th><th>Fact</th><th>NB Fa</th><th>Appr Value</th><th>JCod</th><th>JFact</th><th>Juris. Value</th> </tr> </thead> </table>								Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
PARCEL ID 050-0002-0001.0																										
<table border="1"> <thead> <tr> <th colspan="2">More: N</th><th colspan="2">Total Yard Items:</th><th colspan="4">Total Special Features:</th><th colspan="4">Total:</th> </tr> </thead> </table>								More: N		Total Yard Items:		Total Special Features:				Total:										
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<table border="1"> <thead> <tr> <th colspan="4">RESIDENTIAL GRID</th><th colspan="4">OTHER FEATURES</th><th colspan="4">CONDO INFORMATION</th><th colspan="4">DEPRECIATION</th> </tr> </thead> </table>								RESIDENTIAL GRID				OTHER FEATURES				CONDO INFORMATION				DEPRECIATION						
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1st Res Grid Desc: Line 1 # Units 1				Kits: 1 Rating: Fair				Location:				Floor:														
Level FY LR DR D K FR RR BR FB HB L O				A Kits: 1 Rating:				Total Units:				% Own:														
Other				Frpl: 1 Rating:				Floor:				Name:														
Upper				WSFlue: 1 Rating:				Lvl 2				Override:														
Lvl 1								Lvl 1																		
Lower								Totals				Total: 31 %														
<table border="1"> <thead> <tr> <th colspan="4">REMODELING</th><th colspan="4">RES BREAKDOWN</th> </tr> </thead> </table>								REMODELING				RES BREAKDOWN														
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Exterior:				No Unit RMS BRS FL				Interior:				Additions:														
1				7 2				Kitchen:				Kitchen:														
								Baths:				Baths:														
								Plumbing:				Plumbing:														
								Electric:				Electric:														
								Heating:				Heating:														
								General:				General:														
								Totals				Totals														
								1 7 2																		
<table border="1"> <thead> <tr> <th colspan="4">CALC SUMMARY</th><th colspan="4">COMPARABLE SALES</th> </tr> </thead> </table>								CALC SUMMARY				COMPARABLE SALES														
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Basic \$ / SQ: 135.00				Rate Parcel ID Typ Date Sale Price																						
Size Adj.: 1.35000002																										
Const Adj.: 0.98990101																										
Adj \$ / SQ: 180.409																										
Other Features: 82800																										
Grade Factor: 1.00																										
NBHD Inf: 1.00000000																										
NBHD Mod:																										
LUC Factor: 1.00																										
Adj Total: 402940																										
Depreciation: 124911																										
Depreciated Total: 278029																										
				WtAv\$/SQ: AvRate: Ind.Val																						
				Juris. Factor: 1.00 Before Depr: 180.41																						
				Special Features: 0 Val/Su Net: 120.66																						
				Final Total: 278000 Val/Su SzAd: 206.38																						
<table border="1"> <thead> <tr> <th colspan="4">SUB AREA</th><th colspan="4">SUB AREA DETAIL</th> </tr> </thead> </table>								SUB AREA				SUB AREA DETAIL														
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Code Description Area - SQ Rate - AV Undepr Value				Sub Area % Usbl Descrip % Type Qu # Ten																						
BMT	Basement	852	86.600	73,780	BMT	100	AFB	80	A																	
FFL	First Floor	852	180.410	153,709																						
TQS	3/4 Story	495	180.410	89,303																						
OPF	Open Porch	105	31.890	3,348																						
Net Sketched Area: 2,304 Total: 320,140																										
Size Ad	1347	Gross Area	2469	FinArea	2029																					
<table border="1"> <thead> <tr> <th colspan="4">IMAGE</th><th colspan="4">AssessPro Patriot Properties, Inc</th> </tr> </thead> </table>								IMAGE				AssessPro Patriot Properties, Inc														
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